TEXAS AVENUE CORRIDOR STUDY PROPERTY INVENTORY SURVEY FORM GROUP 5

| | | |
|----------|-------------|--------|
| Property | ID: | R22101 |
| | J. | |

Property Information

| property address: | 306 E 23RD ST | | |
|-----------------------------|----------------------------|-------------------------------|--|
| legal description: | CITY OF BRYAN, BLOCK 29 | 9, LOT 3-4 (PTS OF) | |
| owner name/address: | RUFFINO FAMILY | | |
| | LIMITED PARTNERSHIP | | |
| | 601 S GORDON ST | | |
| | BRYAN, TX 77802-1236 | | |
| full business name: | Nacart | | |
| land use category: | Public/Sins A | Land Lype of business: | |
| current zoning: | | | |
| lot area (square feet): | 4755 ==== | | renue (feet): |
| lot depth (feet): | 4755 115 ft | sq. footage of building: | |
| property conforms to: | □ min. lot area standards | s min. lot depth standards | min. lot width standards |
| Improvements | | | |
| # of buildings: | building height (fe | eet): # of stor | ies: |
| | | | |
| | _ | | |
| building/site condition | ı: Ø | | |
| buildings conform to r | ninimum building setback | s: pes no (if no, sp | ecify) |
| approximate construct | ion date: accessible to | the public: gyes no | |
| possible historic resou | atiti. | dewalks along Texas Avenue: [| T Ves □ no |
| other improvements: ₪ | ji . | | |
| | (specify) | (pipe fences, decks, carpo | orts, swimming pools, etc.) |
| Freestanding Signs | | • | |
| □ yes zono | | - dilan | talana di manatana di mana |
| • | trans/motorial of sion. | | idated □ abandoned □ in-use |
| overall andition (one) | type/material of sign: | m | |
| overan condition (spec | Hy): | | |
| removai of any dilapid | ated signs suggested? ye | | |
| Off-street Parking | // & | | |
| J. | | :⊓ves □no #ofeve | ilable off-street spaces: |
| | concrete other | | munic our-succe spaces. |
| | | | arriation land |
| | | | existing land use: yes no |
| and islands or how division | lers: □ yes ø no: | | 1-1 |
| nu isianus or bay divid | icis. Liyes 🗵 no: | | landscaped islands: □ yes |

| Curb Cuts on Texas Avenue |
|---|
| how many: curb types: □ standard curbs □ curb ramps curb cut closure(s) suggested? □ yes □ no |
| if yes, which ones: |
| meet adjacent separation requirements: yes no meet opposite separation requirements: yes no |
| Landscaping |
| □ yes □ no (if none is present) is there room for landscaping on the property? □ yes □ no |
| comments: |
| Outside Storage |
| yes on o (specify) flum take County flues (Type of merchandise/material/equipment stored) |
| dumpsters present: □ yes □ no are dumpsters enclosed: □ yes □ no |
| Miscellaneous |
| is the property adjoined by a residential use or a residential zoning district? |
| yes no (circle one) residential use residential zoning district |
| is the property developable when required buffers are observed? N /A 🗆 yes 🗆 no |
| if not developable to current standards, what could help make this a developable property? |
| |
| |
| accessible to alley: ves no |
| Other Comments: |
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